

RECORD OF SURVEY AND MINOR SUBDIVISION
FOR
MOUNTAINS WEST RANCHES
P.O. BOX 981990
PARK CITY, UT 84098
LOCATED IN THE
SOUTH 1/4 OF SECTION 11
TOWNSHIP 2 SOUTH, RANGE 5 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Clinton S. Peatross, Duchesne, Utah, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tracts of land:

PARENT PARCEL

According to that Warranty Deed in Book A527, Pages 381-382
The land referred to herein is situated in the State of Utah, Duchesne County, and described as follows:
TOWNSHIP 2 SOUTH, RANGE 5 WEST, UTAH SPECIAL BASE AND MERIDIAN.
SECTION 11: The Southeast quarter of the Southeast quarter; The Southwest quarter of the Southeast quarter; The East half of the Southeast quarter of the Southwest quarter. Together with and to that certain Right-of-Way Easement recorded February 10, 2003 as Entry No. 359852 in Book A389 Page 131, records of Duchesne County, Utah, and being further described as follows: A right of way for ingress and egress along the North 30 feet of the Southwest quarter of the Southwest quarter and of the West half of the Southeast quarter of the Southwest quarter of said Section 11.

PARCEL #1

Township 2 South, Range 5 West, Uintah Special Base and Meridian.
Section 11: Beginning at a point on the South section line and being South 89°15'42" West a distance of 279.56 feet from the South Quarter Corner; thence continuing South 89°15'42" West a distance of 399.16 feet along said section line to the Southwest Corner of the E1/2 of the SE1/4 of the SW1/4; thence North 0°02'13" East a distance of 1335.45 feet to the Northwest Corner of said E1/2 of said SE1/4 of said SW1/4; thence North 89°28'22" East a distance of 399.29 feet along the North line of said SE1/4 of said SW1/4; thence South 0°02'36" West a distance of 1333.98 feet to the point of beginning, containing 12.23 acres.

PARCEL #2

Township 2 South, Range 5 West, Uintah Special Base and Meridian.
Section 11: Beginning at the South Quarter Corner; thence South 89°15'42" West a distance of 279.56 feet along the South section line; thence North 0°02'36" East a distance of 1333.98 feet to a point on the North line of the SE1/4 of the SW1/4; thence North 89°28'22" East a distance of 278.33 feet to the Northwest Corner of the SW1/4 of the SE1/4; thence North 89°31'54" East a distance of 120.97 feet along the North line of said SW1/4 of said SE1/4; thence South 0°03'03" West a distance of 1332.63 feet to a point on said section line; thence South 89°22'41" West a distance of 119.59 feet to the point of beginning, containing 12.22 acres.

PARCEL #3

Township 2 South, Range 5 West, Uintah Special Base and Meridian.
Section 11: Beginning at a point on the South section line and being South 89°22'41" West a distance of 798.31 feet from the Southeast Corner of the SW1/4 of the SE1/4; thence continuing South 89°22'41" West a distance of 399.16 feet along said section line; thence North 0°03'03" East a distance of 1332.63 feet to a point on the North line of said SW1/4 of said SE1/4; thence North 89°31'54" East a distance of 399.29 feet along said North line; thence South 0°03'25" West a distance of 1331.56 feet to the point of beginning, containing 12.21 acres.

PARCEL #4

Township 2 South, Range 5 West, Uintah Special Base and Meridian.
Section 11: Beginning at a point on the South section line and being South 89°22'41" West a distance of 399.16 feet from the Southeast Corner of the SW1/4 of the SE1/4; thence continuing South 89°22'41" West a distance of 399.15 feet along said section line; thence North 0°03'25" East a distance of 1331.56 feet to a point on the North line of said SW1/4 of said SE1/4; thence North 89°31'54" East a distance of 399.30 feet along said North line; thence South 0°03'50" West a distance of 1330.49 feet to the point of beginning, containing 12.20 acres.

PARCEL #5

Township 2 South, Range 5 West, Uintah Special Base and Meridian.
Section 11: Beginning at the Southeast Corner of the SW1/4 of the SE1/4; thence South 89°22'41" West a distance of 399.16 feet along the South section line; thence North 0°03'50" East a distance of 1330.49 feet to a point on the North line of said SW1/4 of said SE1/4; thence North 89°31'54" East a distance of 399.29 feet to the Northeast Corner of said SW1/4 of said SE1/4; thence South 0°04'12" West a distance of 1329.42 feet to the point of beginning, containing 12.19 acres.

NARRATIVE

PURPOSE OF SURVEY: Perform a boundary survey to check for encroachments and the location of existing fence lines. Then prepare a Minor Subdivision Plat to partition off 5 twelve acre parcels of land from the Parent Parcel, and prepare legal descriptions to be in compliance with the Duchesne County Subdivision Ordinances to legally convey and transfer land ownership.
BASIS OF BEARING: Based on WGS-84 datum using GPS (Global Positioning Satellites) equipment and procedures.
SURVEY FINDINGS: As shown on plat.
NOTE: This survey was performed at the request of Treaven Grant with Mountains West Ranches. It does not insure or guarantee ownership, nor does it show liens or rights of way, recorded or unrecorded.

I further certify that the visible improvements effecting the boundaries of the above described parcels of land, are as shown on this plat.

OWNER'S DEDICATION

Know all men by these presents: that I/we, the undersigned owner(s) of the above described parcels of land, have caused the same to be subdivided, to be in compliance with Duchesne County Ordinances, for the purposes of land conveyance and transfer of ownership.

Tren J. Grant
Mountains West Ranches, a J.T. Grant Co., Inc.

ACKNOWLEDGEMENT

State of _____ } s.s.
County of _____ }
On this _____ day of _____, 20____, personally appeared before me, the signer(s) of the above Owner's Dedication, who acknowledged to me that we/they signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires. _____ Notary Public

DUCHESE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Colene Nelson Duchesne County Treasurer

DUCHESE COUNTY PLANNING DEPARTMENT

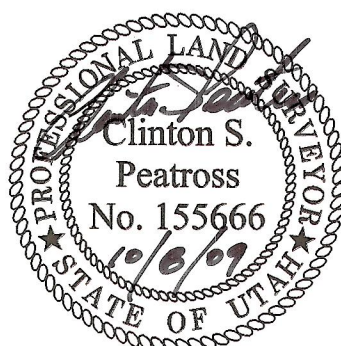
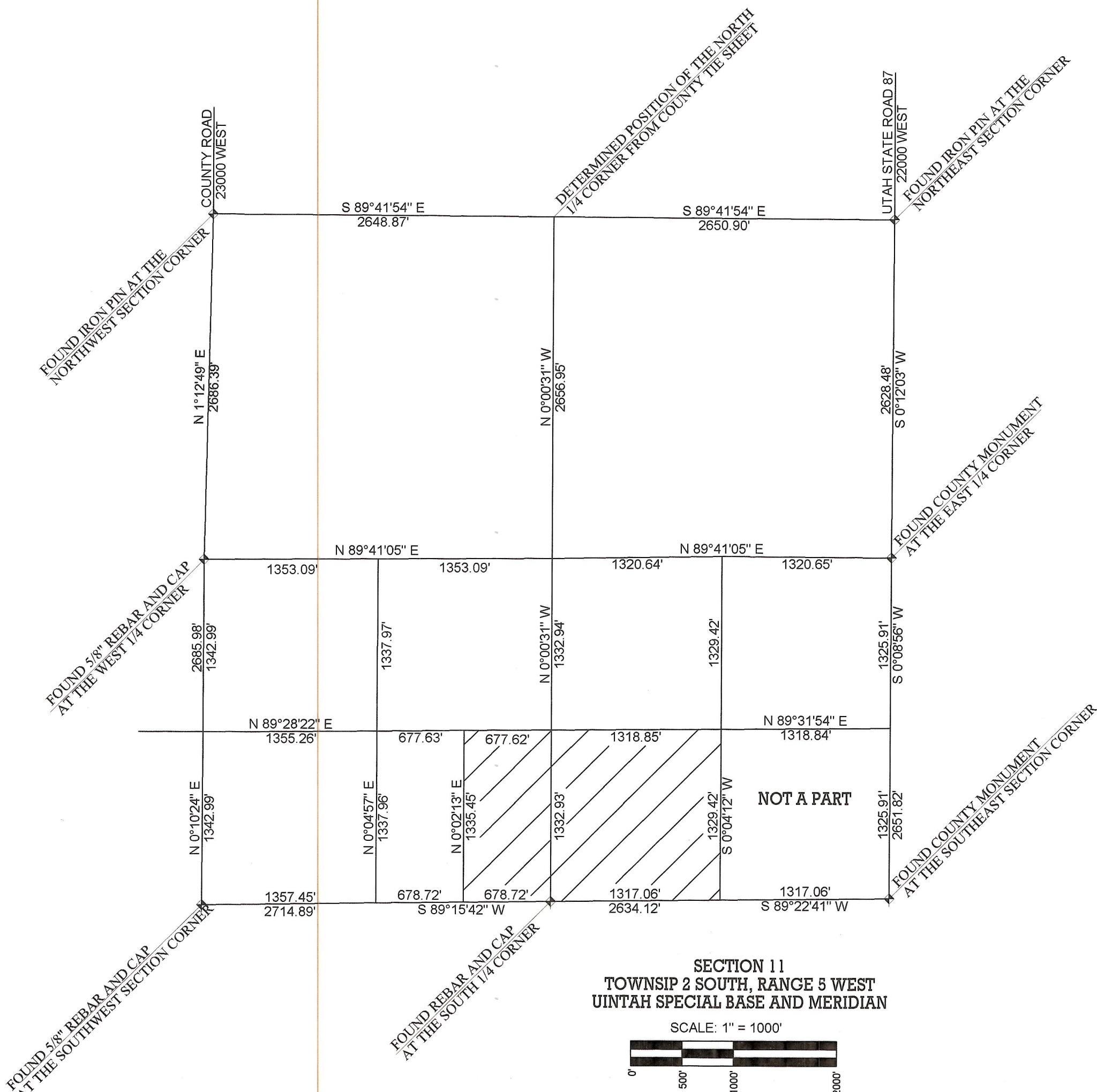
Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Administrator

DUCHESE COUNTY RECORDER

State of Utah } s.s.
County of Duchesne } Entry Number _____
Filed for recording at the request of _____ on this _____ day of _____, 20____.
Time _____ Book _____ Page(s) _____
Fee: _____

Carolyn Madsen Duchesne County Recorder



County Surveyor's File # 2228

PREPARED BY
PEATROSS LAND SURVEYS
PROFESSIONAL LAND SURVEYOR

P.O. Box 34
Duchesne Utah, 84021
Phone: (435)738-5753 Cell: (435)724-4386
email: cspeatross@ubtnet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 9/18/2009	DATE PLOTTED: Thursday 10/8/9
SHEET: 1 OF 1	FILE NAME: MOUNTAINS WEST RANCHES JOB # 1058	